



AGENDA

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, NOVEMBER 27, 2006

**AFTERNOON SESSION – Cancelled
EVENING SESSION – 7:00 P.M.**

**COUNCIL CHAMBER, PROVINCIAL COURT HOUSE
950 BURNHAMTHORPE ROAD WEST
MISSISSAUGA, ONTARIO L5C 3B4**

Internet Address - <http://www.mississauga.ca>

Members

Councillor Carmen Corbasson (Ward 1)
Councillor Pat Mullin (Ward 2)
Councillor Maja Prentice (Ward 3)
Councillor Frank Dale (Ward 4)
Councillor Eve Adams (Ward 5)
Councillor George Carlson (Ward 6)
Councillor Nando Iannicca (Ward 7)
Councillor Katie Mahoney (Ward 8) (Chair)
Councillor Pat Saito (Ward 9)
Mayor Hazel McCallion

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CALL TO ORDER

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

MATTERS TO BE CONSIDERED:

AFTERNOON SESSION – CANCELLED

EVENING SESSION – 7:00 P.M.

1. Sign Variance Applications, Sign By-law 0054-2002, as amended
2. Payment-in-Lieu of Off-Street Parking (PIL) Application, 66-70 Lakeshore Road East North side of Lakeshore Road East, east of Stavebank Road, Owner: Akbar's Court Ltd. Applicant: Beacon Planning Services, FA.31 06/002 W1, Ward 1
3. PUBLIC MEETING – Rezoning Application to permit an expanded range of commercial uses including a restaurant (The Keg), 650 Matheson Boulevard West, North side of Matheson Boulevard West, east of Mavis Road, Owner: Home Depot Holdings Inc., Applicant: Michael Goldberg, Goldberg Group, Bill 20, OZ 05/041 W5, Ward 5
4. Please note that this Item has been withdrawn from the Agenda at the request of the Planning and Building Department.
5. Removal of the “H” Holding Symbol from Zoning By-law 5500, as amended, Block 26, Plan 43M-1607, South side of Erin Centre Boulevard, West of Tenth Line West, Owner / Applicant: The Erin Mills Development Corporation: Neighborhood 406 Phase 2A, H-OZ 06/003 W9, Ward 9

ADJOURNMENT

PLANNING & DEVELOPMENT COMMITTEE – NOVEMBER 27, 2006

CALL TO ORDER

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

MATTERS TO BE CONSIDERED:

AFTERNOON SESSION – CANCELLED

EVENING SESSION – 7:00 P.M.

1. Sign Variance Applications, Sign By-law 0054-2002, as amended

Report dated November 7, 2006 from the Commissioner of Planning and Building with respect to Sign Variance Applications, Sign By-law 0054-2002, as amended

RECOMMENDATION:

That the Report dated November 7, 2006, from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested thirteen (13) Sign Variance Applications described in Appendix 1 to 13 to the Report, be adopted in accordance with the following:

1. That the following Sign Variances **be granted**:

- (a) Sign Variance Application 06-00904
Ward 3
M & M Meats
3647 Dixie Road

To permit the following:

- (i) One fascia sign on the south elevation having an area of 5.57 sq. m.
- (ii) One fascia sign on the south elevation with changing copy area.
- (iii) One fascia sign on the north elevation having an area of 9.75 sq. m.

(b) Sign Variance Application 06-01881

Ward 5

Rexall

5965 Coopers Avenue

To permit the following:

- (i) One ground sign having an area of 21.78 sq. m.
- (ii) One ground sign at the rear side of the property adjacent to the Provincial highway.

(c) Sign Variance Application 06-01052

Ward 5

Petro Canada Car Wash

450 Derry Road West

To permit the following:

- (i) One car wash exit sign located above the upper limits of the car wash.
- (ii) One fascia sign on the car wash wall with an exit, having an area of 9.2 sq. m.
- (iii) One directional sign having an area of 1.26 sq. m. and an overall height of 1.26 m.

(d) Sign Variance Application 06-00305

Ward 7

Hajuna Investments Limited

3611 Mavis Road.

To permit the following:

- (i) One additional ground sign per street line.

- (e) Sign Variance Application 05-04848
Ward 9
Meadowvale West Church Centre
6945 Meadowvale Town Centre Circle

To permit the following:

- (i) One fascia sign on the west elevation.
- (ii) One fascia sign on the roof of the building.

- (f) Sign Variance Application 06-02524
Ward 7
Hyundai
300 Dundas Street East

To permit the following:

- (i) Two fascia signs located above the upper limits of the roof line.
- (ii) One ground sign having an overall height of 7.5 m and an area of 6.1 sq. m.

- (g) Sign Variance Application 06-01835
Ward 3
Rovinelli Holdings Limited.
4800 Eastgate Parkway

To permit the following:

- (i) One ground sign not located on the property it identifies.

The granted variances are subject to compliance with other provisions of the Sign By-law.

2. That the following Sign Variances **not be granted**:

- (a) Sign Variance Application 06-01906
Ward 5
Rajesh Aneja / KPMR Investments Inc.
7470 Airport Rd.

To permit the following:

- (i) One ground sign with an overall height of 10.36m.

- (b) Sign Variance Application 06-01113
Ward 6
Canadian Pacific Railway
6744 Creditview Road

To permit the following:

- (i) One billboard sign located on CPR right-of-way visible from Highway 401.

- (c) Sign Variance Application 06-01112
Ward 6
Canadian Pacific Railway
6740 Creditview Road

To permit the following:

- (i) One billboard sign located on CPR right-of-way visible from Highway 401.

- (d) Sign Variance Application 06-01111
Ward 6
Canadian Pacific Railway
4558 Creditview Road

To permit the following:

- (i) One billboard sign located on CPR right-of-way visible from Highway 403.

- (e) Sign Variance Application 06-01110
Ward 6
Canadian Pacific Railway
4552 Creditview Road

To permit the following:

- (i) One billboard sign located on CPR right-of-way visible from Highway 403.

- (f) Sign Variance Application 06-01379
Ward 8
Progressive Autobody
1801 North Sheridan Way

To permit the following:

- (i) One ground sign having an overall height of 7.62 m.
- (ii) One ground sign having an area of 27.87 sq. m. per sign face.

RECOMMEND APPROVAL

BL.03.Signs

- 2. Payment-in-Lieu of Off-Street Parking (PIL) Application, 66-70 Lakeshore Road East North side of Lakeshore Road East, east of Stavebank Road, Owner: Akbar's Court Ltd. Applicant: Beacon Planning Services, FA.31 06/002 W1, Ward 1

Report dated November 7, 2006 from the Commissioner of Planning and Building with respect to Payment-in-Lieu of Off-Street Parking (PIL) Application, 66-70 Lakeshore Road East, North side of Lakeshore Road East, east of Stavebank Road, Owner: Akbar's Court Ltd., Applicant: Beacon Planning Services, FA.31 06/002 W1, Ward 1

RECOMMENDATION:

That the Report dated November 7, 2006 from the Commissioner of Planning and Building recommending approval of the Payment-in-Lieu of Off-Street Parking (PIL) application under file FA.31 06/002 W1, Akbar's Court Ltd., 66-70 Lakeshore Road East, north side of Lakeshore Road East, east of Stavebank Road, be adopted in accordance with the following for "Installment Payment" agreements:

1. That the sum of \$71,250.00 be approved as the amount for the payment-in-lieu of nineteen (19) off-street parking spaces and that the owner/occupant enter into an agreement with the City of Mississauga for the payment of the amount owing in installment payments.
2. That City Council enact a by-law under Section 40 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, to authorize the execution of the PIL agreement with Akbar's Court Ltd. for conversion of existing retail space into a restaurant.
3. That the execution of the PIL agreement and payment must be finalized within 90 days of the Council approval of the PIL application. If the proposed PIL agreement is not executed by both parties within 90 days of Council approval, and/or the PIL payment is not made within 90 days of Council approval then the approval will lapse and a new PIL application along with the application fee will be required.

FA.31 06/002 W1

3. PUBLIC MEETING – Rezoning Application to permit an expanded range of commercial uses including a restaurant (The Keg), 650 Matheson Boulevard West, North side of Matheson Boulevard West, east of Mavis Road, Owner: Home Depot Holdings Inc., Applicant: Michael Goldberg, Goldberg Group, Bill 20, OZ 05/041 W5, Ward 5

Report dated November 7, 2006 from the Commissioner of Planning and Building with respect to a Rezoning Application to permit an expanded range of commercial uses including a restaurant (The Keg), 650 Matheson Boulevard West, North side of Matheson Boulevard West, east of Mavis Road, Owner: Home Depot Holdings Inc., Applicant: Michael Goldberg, Goldberg Group, Bill 20, OZ 05/041 W5, Ward 5

RECOMMENDATION:

That the Report dated November 7, 2006, from the Commissioner of Planning and Building regarding the application to change the Zoning from “MC-1779” (Manufacturing Commercial) to “DC-Special Section” (District Commercial) to permit an expanded range of commercial uses under file OZ 05/041 W5, Home Depot Holdings Inc., 650 Matheson Boulevard West, be received for information.

OZ 05/041 W5

4. Please note that this Item has been withdrawn from the Agenda at the request of the Planning and Building Department.

5. Removal of the “H” Holding Symbol from Zoning By-law 5500, as amended, Block 26, Plan 43M-1607, South side of Erin Centre Boulevard, West of Tenth Line West, Owner / Applicant: The Erin Mills Development Corporation: Neighborhood 406 Phase 2A, H-OZ 06/003 W9, Ward 9

Report dated November 7, 2006 from the Commissioner of Planning and Building with respect to the Removal of the “H” Holding Symbol from Zoning By-law 5500, as amended, Block 26, Plan 43M-1607, South side of Erin Centre Boulevard, West of Tenth Line West, Owner / Applicant: The Erin Mills Development Corporation: Neighborhood 406 Phase 2A, H-OZ 06/003 W9, Ward 9

RECOMMENDATION:

That the Report dated November 7, 2006, from the Commissioner of Planning and Building recommending the removal of the “H” holding symbol from By-law 5500, as amended, for the lands located on the south side of Erin Centre Boulevard, west of Tenth Line West, Block 26, Plan 43M-1607, be adopted, and that the Planning and Building Department be authorized to prepare the necessary by-law for Council's passage.

RECOMMEND APPROVAL

H-OZ 06/003 W9

ADJOURNMENT